



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: BRUCE STRATTON
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
NEVADA HAND INC
L.R. NELSON CONSULTING ENGINEERS
HAND PROPERTY HOLDING COMPANY

Date: October 06, 2015

RE: **PARCEL MAP 61344 - LAMB PINES PARCEL MAP**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

727143 CURRENT PL Status: Denied October 06, 2015

If you have any questions regarding the following Planning comments please call 229-6301

Prior to Planning approval of the submitted parcel map, a Site Development Plan Review to review zoning requirements on each newly created parcel shall be approved, along with any associated entitlement applications. Until these entitlements are approved, the proposed parcel map is DENIED.

Other comments include the following:

1. Approval of a Site Development Plan Review (such as SDR-61502) over the property encompassed by this map.
2. The parcel file number "PMP-61344" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. The Department of Planning jurat shall be revised to read, "I certify that this parcel map was approved and the parcels herein were accepted for dedication by the Director of Planning on the _____ day of _____, 20____.
4. Thomas A. Perrigo is now the Director of Planning. Please remove "Acting" from the Director's title and remove the corresponding date line/text.
5. Add the following jurat text (do NOT include a signature line) to the cover sheet of the map as previously approved by the Las Vegas Valley Water District on 09/17/15:

"Separate and independent water service for each parcel has been established through, and is

governed and limited by, the approved civil improvement plans for such parcel."

727141 DEVCO Status: Conditional Approval October 06, 2015

If you have any questions regarding the following Development Coordination comments please call 229-6327

Because of loan requirements by their financial institution, the developers of this site have requested Assessor Lot #140-31-501-021 be divided into two lots. The Department of Public Works has no objection to this request.

We note that this site was the subject of land use action SDR-58124 approved by the Planning Commission on May 12, 2015. The subsequent revised site plan, SDR 61502 which coincides with this Parcel Map, is scheduled for the November 3, 2015 Planning Commission Meeting. Offsite improvements are addressed on those actions. No improvements are required prior to the recordation of this Parcel Map.

CONDITIONS OF APPROVAL:

1. The dedication along Lamb Boulevard shall be revised to meet the normal City dedication requirement for Standard Drawing #234.4.
2. The notes regarding inter-site access for fire, drainage, utilities, and vehicles provided on this Parcel Map shall be on the mylar of this Parcel Map prior to recordation.
3. Provide "PMP 61344" on Sheet 1 above the recording information.

727144 SURVEY Status: Denied October 05, 2015

If you have any questions regarding the following Survey comments please call 229-6217

Please add the date the survey was completed within the Surveyors Certificate.

Please revise the City Surveyor's and the Director of Planning Certificates as indicated.

Please check the Basis of Bearing between Sheet 1 and Sheet 2.

Please revise the acreage for Parcel 1 due CLV Traffic Department Right-of-Way dedication requirement.

Revise the Drainage Channel dedication statement.

AR.

End of Comments.